



State of Vermont

AGENCY OF NATURAL RESOURCES
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November 5, 2001

Mr. William Costa
Rent Way
18 Woods Drive
St. Johnsbury, Vermont 05055

RE: Petroleum Contamination at Rent Way, 429 Railroad Street, St. Johnsbury, Vermont (SMS Site # 2001-2929)

Dear Mr. Costa:

The Sites Management Section (SMS) has reviewed the "*UST closure report for Rent Way, owned by Costa Family Rental*" letter report and the SMS file for the above referenced site. The field work was conducted by Wagner's Construction on July 6, 2001. The letter report is dated July 23, 2001 and summarizes the degree and extent of the contamination encountered.

The letter report recommends that due to the former UST's location and the assumed amount of product released, that no further environmental work is necessary at this site. The SMS does not concur with this recommendation at this time.

During site activities, screened soils had concentrations up to 100 parts per million (ppm) as measured by a photoionization detector (PID). Due to the fact that there was a hole in center of the tank, the tank's age and condition, and the proximity of the Passumpsic River, the SMS believes that additional work is necessary to further define the severity of the contamination.

The Rent Way was apparently not inspected for sensitive receptors. The possible receptors potentially affected include the site soils, groundwater and adjacent buildings. Additional potential receptors are underground utility corridors.

Based on the report information, the SMS has determined additional work is necessary to determine the severity of the contamination. Due to possible contamination to nearby receptors, the SMS requests that Rent Way retain the services of a qualified environmental consultant to perform the following

- ☐ Further define the degree and extent of contamination to the soil.
- ☐ If appropriate, determine if the airspace beneath the site and site adjacent building(s) (e.g. basements) has been impacted by the release using a PID. Wall and floor construction and susceptibility to vapor migration should be noted. PID measurements should be made in cracks and/or joints likely impacted. If the airspace has been impacted, SMS requests confirmatory sampling and laboratory analyses be performed using EPA Method TO-2.
- ☐ Determine the degree and extent of contamination, if any, to groundwater. A sufficient number of monitoring sites should be installed to adequately define the severity of site contamination. Analyze groundwater samples for Volatile Organic Compounds (VOCs) using EPA Method 8021B and Total Petroleum Hydrocarbons (TPH) using EPA Method 8015. At sites proximal to water supply sources, determine the hydrologic relationship of the contaminated area to the water supply source. Pumping influences should be considered in the evaluation.

- ☐ Assess the potential for contaminant impact on sensitive receptors. Base this update on all available information and include basements of adjacent buildings, nearby surface water, any proximal drinking water sources, wetlands, sensitive ecologic areas, outdoor or indoor air, sewers, or utility corridors. Sample and analyze any at-risk water supplies for BTEX, TPH and MTBE compounds.
- ☐ Determine the need for long-term treatment and/or monitoring that addresses groundwater contamination.
- ☐ Submit a summary report that outlines the work performed, as well as provides conclusions and recommendations. **As appropriate** include analytical data; a site map showing the location of any potential sensitive receptors, stockpiled soils and monitoring or sample locations; an area map; detailed well logs; and a groundwater contour map.
- ☐ With the work plan, please submit a site location map at an approximate scale of 1:24000 showing the location of the site. Please include a scale, a north arrow, the SMS site number, and a citation of the source map. The purpose of this map is to enable the SMS to enter the site location into a Geographical Information Systems database.

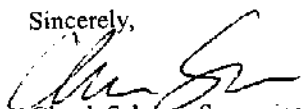
Please have your consultant submit a preliminary work plan and cost estimate within fifteen days of your receipt of this letter, so it may be approved prior to the initiation of onsite work. Enclosed please find a list of consultants who perform this type of work as well as the brochure "*Selecting Your UST Cleanup Contractor*," which will help you in choosing an environmental consultant.

Based on current information, the underground storage tank at Rent Way is eligible for participation in the Petroleum Cleanup Fund (PCF). You must provide written proof to the SMS that you hold no other applicable insurance in order to receive reimbursement from the PCF. The owner or permittee must pay for the removal and/or repair of the failed tank(s), and for the initial \$250.00 of the cleanup. The fund will reimburse the tank owner or permittee for additional eligible cleanup costs of up to \$1 million. All expenditures must be pre-approved by the Agency or performed in accordance with the "*Site Investigation Guidance*" expressway program. Please refer to the enclosed guidance document titled, "*Procedures for Reimbursement from the Petroleum Cleanup Fund*" for additional information concerning the PCF.

The Secretary of the Agency of Natural Resources reserves the right to seek cost recovery of fund monies spent at Rent Way, if the Secretary concludes that Rent Way, is in significant violation of the Vermont Underground Storage Tank Regulations or the Underground Storage Tank statute (10 V.S.A., Chapter 59).

We are here to help make this process as effective and uncomplicated as possible. Please review the enclosed documents and call me with any questions you may have. I can be reached at (802) 241-3876.

Sincerely,


Chuck Schwer, Supervisor
Sites Management Section

Enclosures (3)

cc: St. Johnsbury Select board w/o enclosure
St. Johnsbury Health Officer w/o enclosure
DEC Regional Office w/o enclosure
George Wagner, Wagner's Sales & Services, Inc.